

My name is Charles Welsh. My family lives in Evergreen. Just two years ago, my wife Tamara and I opened a Great Clips salon at Evergreen Village. Evergreen Village consists of retail & residential development surrounding a beautiful new city park in the foothills.

I have brought some pictures to share – the Walgreen's is just now being constructed. Here are other pictures showing large open areas that have been designated for more retail and housing. Finally, here are pictures of retail locations that have been built, but do not yet have tenants.

As you can see, Evergreen Village is only about half complete. And we are now at a crossroads that tests whether our shining jewel in the foothills will succeed or fail.

Evergreen Village is a special development -- a town center. It is not on any major road and right in the middle of a residential area. It is only .7 miles away from the Evergreen Community College. Evergreen Village exists

today because The City of San Jose and Evergreen Community College agreed not to put a grocer at Yerba Buena and San Felipe.

In exchange for his agreement not to place a large grocer at Yerba Buena and San Felipe, Mr. Mike Hill was allowed to develop a smaller retail center there. This agreement was critical because the planned Cosentino's and Lunardi's grocers would be a mile or so on either side of his superior location. A large grocer at Mr. Hill's location would clearly be devastating. He and the City seemed to understand this.

In this 1996 letter to the City, Mr. Hill writes "Very importantly, by excluding a full service grocery operation, the revised amendment is intended to complement and not adversely impact the commercial Village Center in the Evergreen planned residential community." He further goes on to indicate his desire for a land use that benefits everyone.

Fast-forward nine years. Mr. Hill has created the smaller development on the corner that his agreement allows. Evergreen Village and Lunardi's are a couple of years old. About half of the planned development there is built out. Cosentino's is now about 5 years old. But both those grocers and their retail centers are still struggling to build profitable businesses and to attract enough customers to be viable.

All of us have taken this risk solely because The City and Community College jointly agreed that they would not put a large full service grocery center at Yerba Buena and San Felipe.

I request that the City and Community College honor your joint commitment not to put a large grocer at San Felipe and Yerba Buena. Honor your agreement and you will give Evergreen Village the ability to succeed.

Thank you.